



CITY OF CAMPBELL
Community Development Department

June 14, 2019

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **June 25, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Donald Barnetson for a Planned Development Permit (PLN2018-352) to allow the construction of a second single-family dwelling measuring two-stories in height and 1,920 sq. ft. in area, not including a 236 sq. ft. attached garage, and removing and replacing an existing enclosed garage with a carport at **189 Sunnyside Avenue**. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

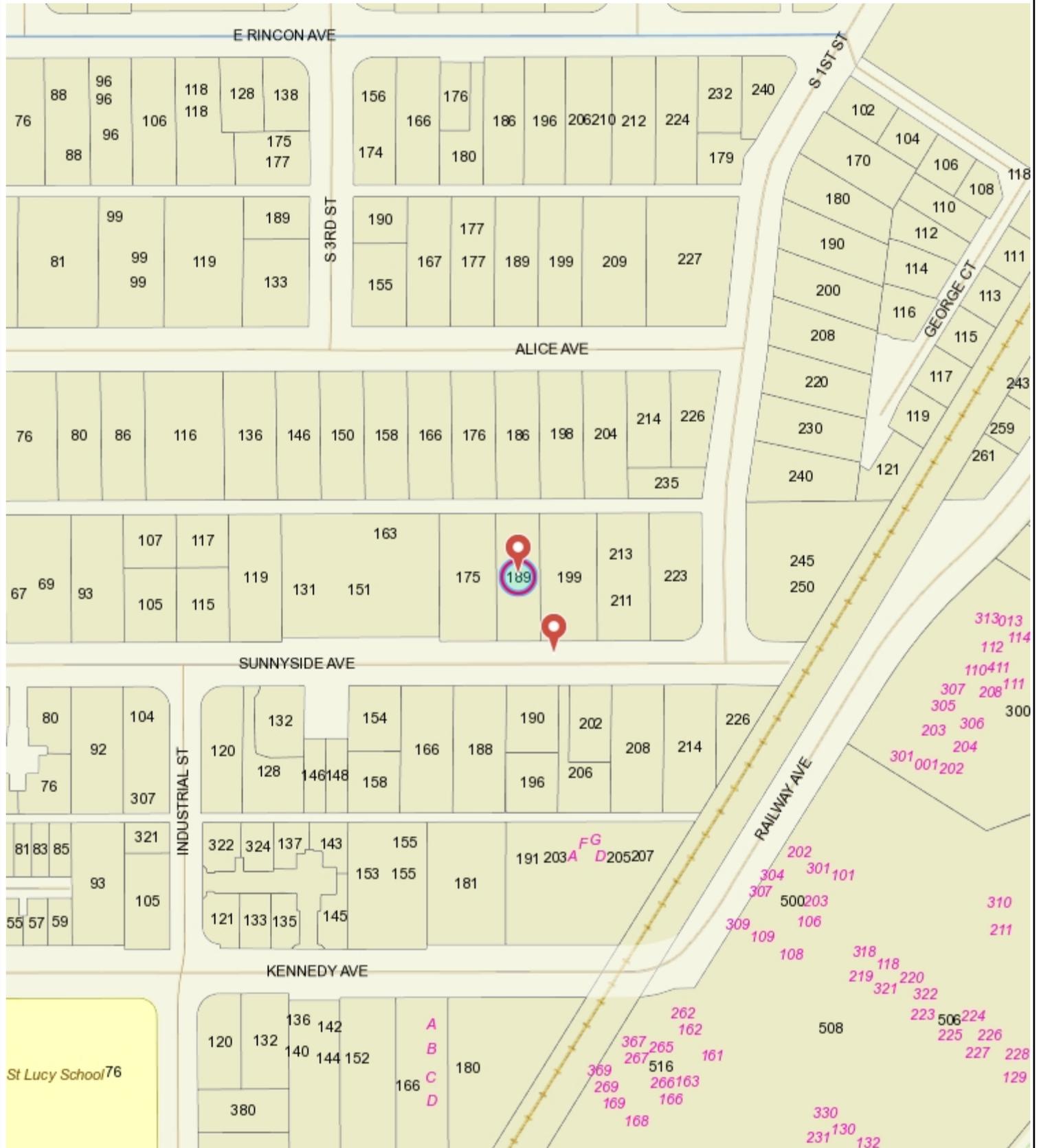
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

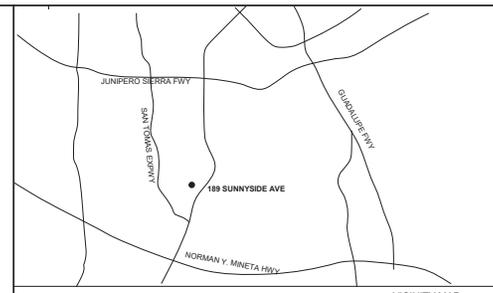
PLEASE NOTE: When calling about this Notice,
please refer to: **189 Sunnyside Avenue**



189 Sunnyside Avenue



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE WITH TWO STORY 6 MODULE FACTORY BUILT DWELLING W/ ONE CAR SITE-BUILT GARAGE

ITEM	REQUIRED	PROPOSED
FRONT YARD SETBACK:	20'-0"	20'-0"
REAR YARD SETBACK:	10'-0"	13'-0"
SIDE YARD SETBACK 1:	10'-0"	10'-3"
SIDE YARD SETBACK 2:	5'-0"	5'-0"

SITE ADDRESS
189 SUNNYSIDE AVE
CAMPBELL CA 95008

APN
412-04-038

ZONING DISTRICT
N-2

AREA DESIGNATION	DESCRIPTION	AREA
A	LEVEL 1 FLOOR AREA	1190.85 SF (INC. 236.85 SF GARAGE)
B	LEVEL 2 FLOOR AREA	960 SF
GROSS FLOOR AREA (A+B) excluding uncovered decks		2155.85 SF
GROSS FLOOR AREA OF EXISTING HOUSE (C)		884 SF + 280 SF = 1164 SF
NET LOT AREA (D) - 147' X 52'		7350 SF
FLOOR AREA RATIO (FAR) = (A+B+C)/D		0.44
ALLOWABLE FAR		0.50
PROPOSED COVERED DECK AREA (E)		425 SF
EXISTING COVERED PORCH AREA (F)		70 SF
LOT COVERAGE = (A+B+C+E+F)/D		0.52

NOTE: TOTAL PROPOSED LANDSCAPE AREA IS UNDER 2000 SF. NOT SUBJECT TO WELD FIRE DEPARTMENT NOTE - FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD

OWNER INFORMATION
ANU MURPHY AND DON BARNETSON
189 SUNNYSIDE AVE
CAMPBELL CA 95008
(408) 714-9301
(408) 666-4932
anumurphy@yahoo.com
dbarnets@gmail.com

ARCHITECT
JARED LEVY
CONNECT HOMES
706 S. HILL ST. #1060
LOS ANGELES, CA 90014
323-697-2386 TEL
info@connect-homes.com

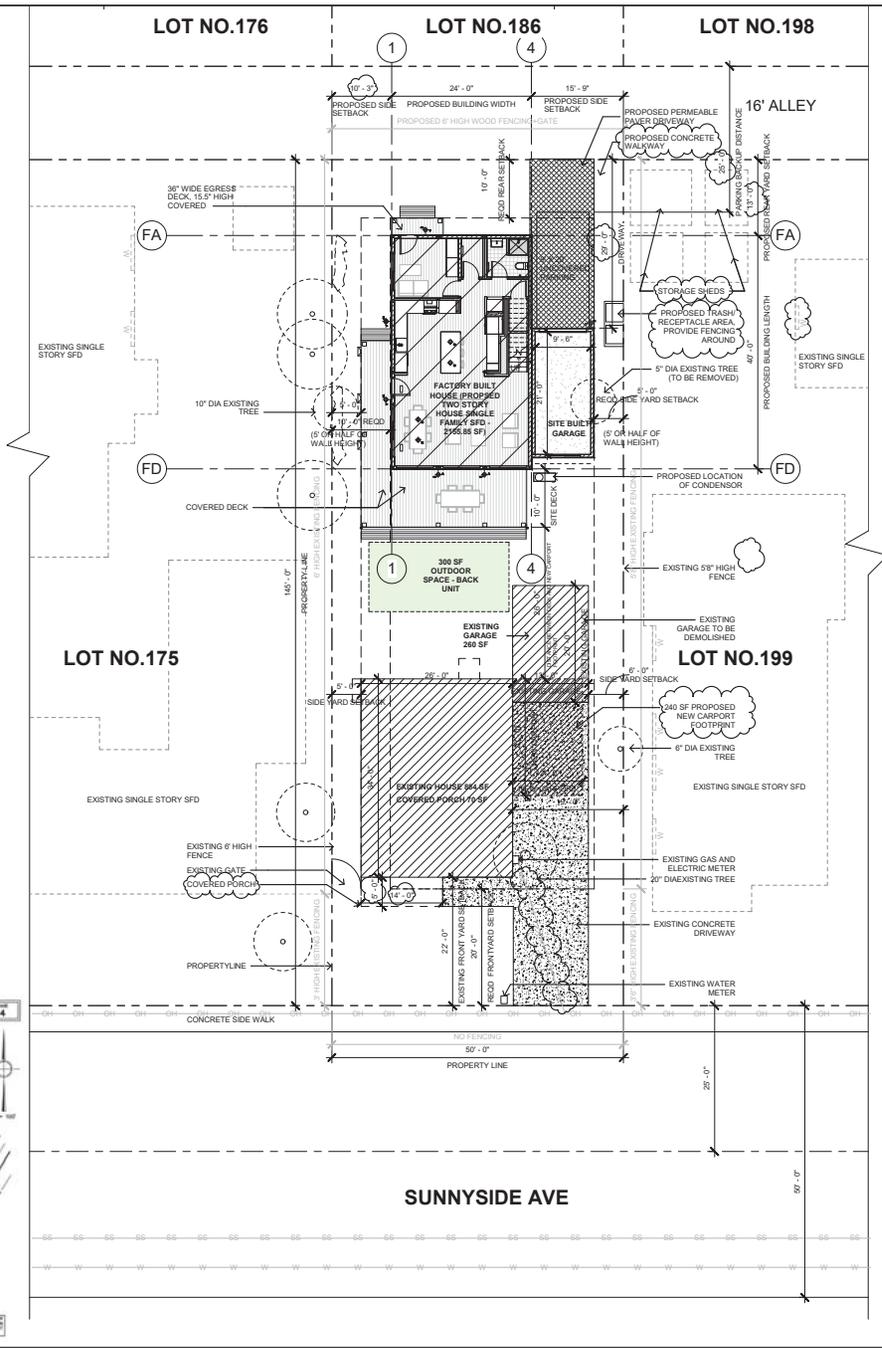
CONTACT INFORMATION
NO SCALE

SHEET INDEX

SHEET INDEX	DESCRIPTION
D-1.0	SITE PLAN AND PROJECT INFORMATION
D-1.1	SITE SURVEY
D-2.0	LEVEL 1 - FLOOR PLAN
D-2.1	LEVEL 2 - FLOOR PLAN
D-3.0	BUILDING ELEVATIONS
D-3.1	BUILDING SECTIONS
D-3.2	STREETSCAPE ELEVATION
D-3.3	CONCEPTUAL LANDSCAPE PLAN AND OUTDOOR LIGHTING
D-4.0	PERSPECTIVES
D-4.1	PERSPECTIVES
D-5.0	NEIGHBORHOOD STUDY
D-5.1	SITE PHOTOGRAPHS
D-5.2	SAMPLE PROJECTS
D-5.3	ONGOING BAY AREA PROJECTS

PROJECT DATA
NO SCALE

SHEET INDEX
NO SCALE



SITE PLAN
1" = 10'-0"

5

SHEET INDEX
NO SCALE

1



LEGEND

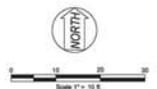
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTRELINE
- MONUMENT LINE
- BUILDING LINE W/ DOOR
- BUILDING OVERLAP
- FOUND MONUMENT AS NOTED
- FOUND JACK PIPE OR AS NOTED
- STREET LIGHT
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWAGE BATTERY MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- BACK FLOW PREVENTER
- UTILITY BOX (SIDE VIEWS)
- BIKIN
- TITLE REPORT EXCEPTION NUMBER
- RECORD INFORMATION W/ REFERENCE
- TREE W/ SIZE AND ELEVATION
- SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR
- DRIB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- SEWAGE SEWER
- STORM DRAIN
- WATER
- OVERHEAD

NOTES

1. All distances shown herein are in U.S. Survey feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by Chicago Title Company dated May 03, 2016, Order No. FTRP-302110026-05. No liability is assumed for matters of record not shown in said Preliminary Title Report that may affect the boundary lines, easements, or encumbrances affecting the property.
3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. An exploratory effort has been made to locate and determine the location of underground utilities. However, the surveyor can assume no responsibility for the completeness or accuracy of the determination of such underground utilities which may be encountered, but which are not shown on these drawings.
4. A.P.M. #12-04-008
5. Basis of Bearings: The bearing of North 89°45'00" West taken on the centerline of Sunnyside Avenue as shown on that section Record of Survey filed for record on February 20, 2007 in Book 811 of Maps of Page 35, Santa Clara County Records was taken as the Basis of all Bearings shown herein.
6. Benchmark: Santa Clara Valley Water District Benchmark "BM 1037", Santa Clara Valley Transportation Authority's aluminum disk, stamped "1989 1037", at address 538 Railway Avenue (entrance close to Avion Campbell Apartments), 50 feet east from centerline Railway Avenue, 57 feet north of east projection of centerline for Kernway Avenue, on top of curb at roadside ramp, 27 feet south from 12 diameter manhole cover, 2.5 feet west from center of 500 foot wide diameter gas valve box. (Datum: NAVD 1988)
7. Flood Zone Map: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 080338 (027) A, dated May 18, 2008, as being located in Flood Zone "X". Areas of floodability to be outside the 1% annual chance flood. Information was obtained from the FEMA website (www.fema.gov) on August 03, 2018.

ABBREVIATIONS

- C CONCRETE
- DR DOOR
- EDG EDGE OF WALK
- FND FOUND
- FF FRESH FLOOR
- FL FLOW LINE
- GRD GROUND
- I.P. IRON PIPE
- L.P. LIP OF GUTTER
- MON MONUMENT
- TC TOP OF CURB



10 AUG 2018 DATE

PREPARED BY CHANDLER UNDER THE SUPERVISION OF

TOPOGRAPHIC & BOUNDARY SURVEY
 189 SUNNYSIDE AVENUE

NO.	REVISION	BY	DATE
1			AUG 2018
2			FY 18
3			JUL 18-02
4			Sheet No. 1

CAMPBELL CALIFORNIA

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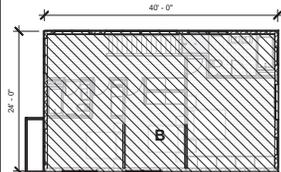
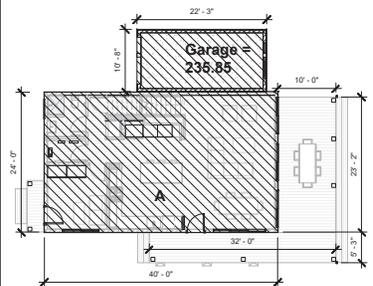
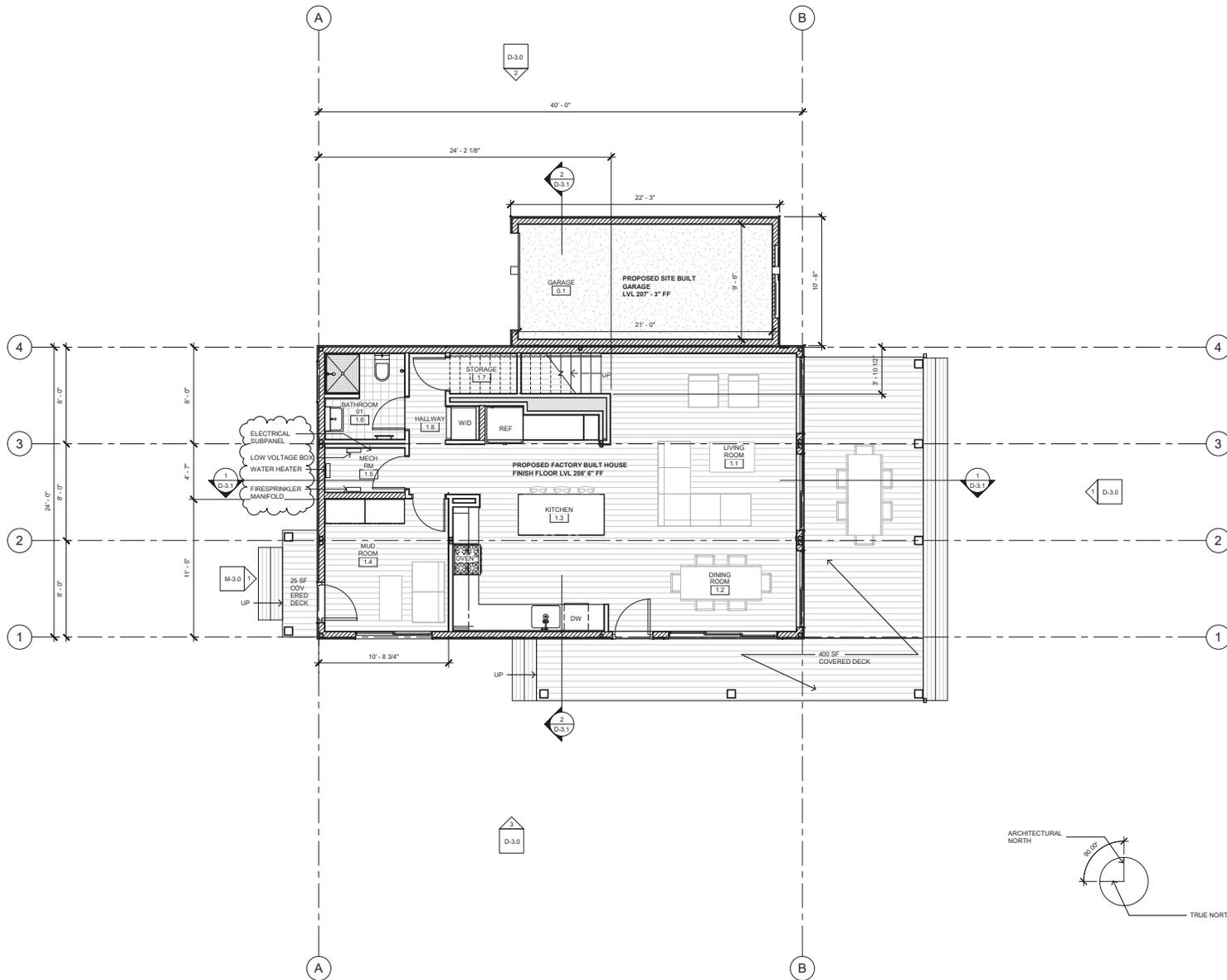
**CONNECT 6T: MURPHY AND
 BARNETSON RESIDENCE**
 189 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2

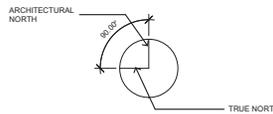


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**CONNECT 6
 TWO STORY**
 SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT
 SHEET TITLE
 SITE SURVEY
 SHEET / SHEET / MODEL /
 SET / NUMBER / HOME
 D-1.1



AREA DESIGNATION	DESCRIPTION	AREA
A	LEVEL 1 FLOOR AREA 40'-0" x 24'-0" (HOUSE) + 10'-8" x 22'-3" (GARAGE) = 1195.55 SF	
B	LEVEL 2 FLOOR AREA 40'-0" x 24'-0" = 960 SF	
GROSS FLOOR AREA (A+B)		2155.55 SF
GROSS FLOOR AREA OF EXISTING HOUSE (C)		1144 SF
NET LOT AREA (D) - 147' X 50'		7350 SF
FLOOR AREA RATIO (FAR) = (A+B+C)/D		0.44
ALLOWABLE FAR		0.50



LEVEL 1 - FINISH FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA CALCULATIONS
1" = 10'-0"

706 S. HILLY ST., STE. 3060
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E: info@connect-homes.com

connect-homes

**CONNECT 6T: MURTHY AND
BARNETSON RESIDENCE**
189 Sunnyvale Ave, Campbell CA 95008

DATE ISSUED

10.05.2018
02.04.2019, Rev 1
06.17.2019, Rev 2

Approving
Authority



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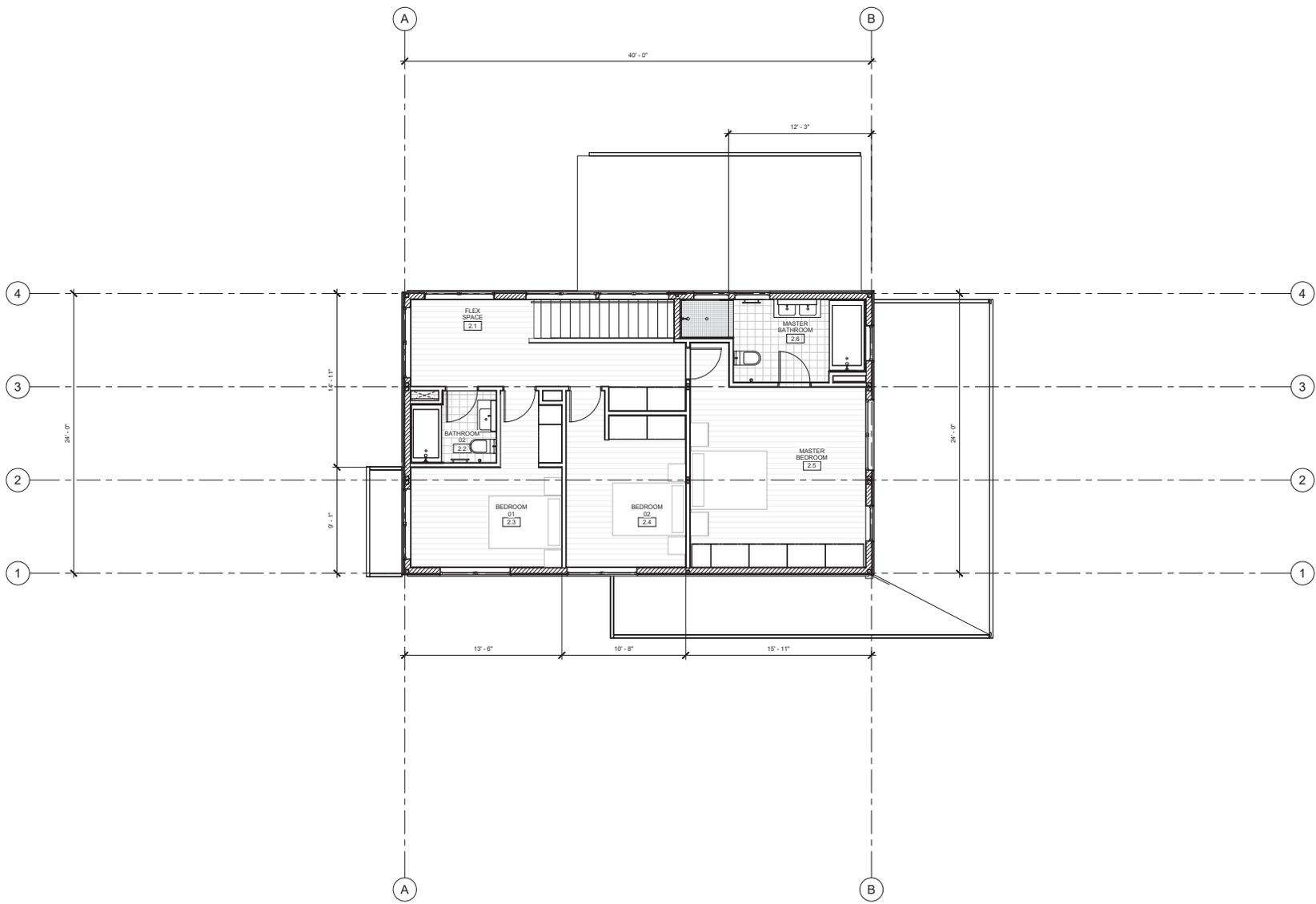
CONNECT 6
TWO STORY

SHEET SET
PLANNED
DEVELOPMENT
PERMIT

SHEET TITLE
LEVEL 1 - FLOOR PLAN

SHEET / SHEET / MODEL
SET / NUMBER / HOME

D-2.0



**CONNECT 6T: MURTHY AND
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 189 Sunnyside Ave, Campbell CA 95008

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 10.05.2018
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**CONNECT 6
 TWO STORY**
 SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT
 SHEET TITLE
 LEVEL 2 - FLOOR PLAN

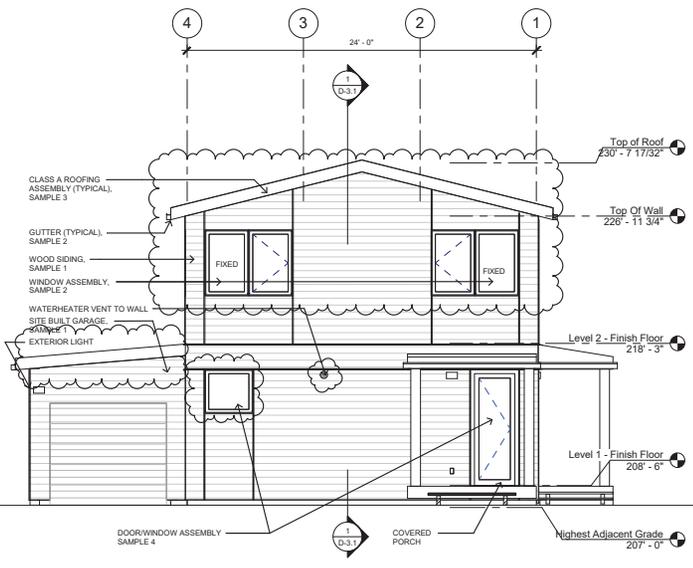
SHEET / SHEET / MODEL
 SET / NUMBER / HOME

D-2.1

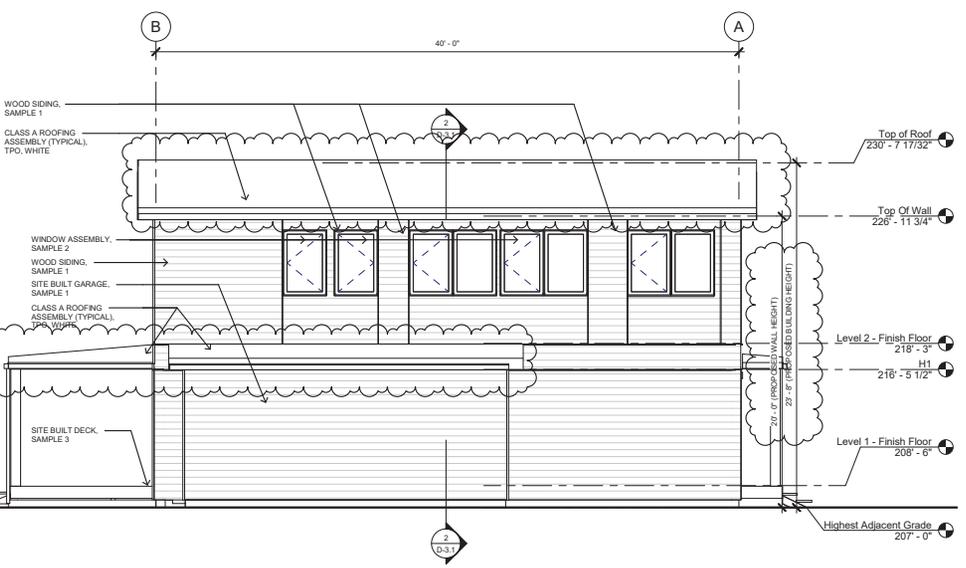
MURPHY BARNETSON RESIDENCE - PROPOSED MATERIALS AND FINISHES
189 Sunnyside Ave, Campbell CA 95008



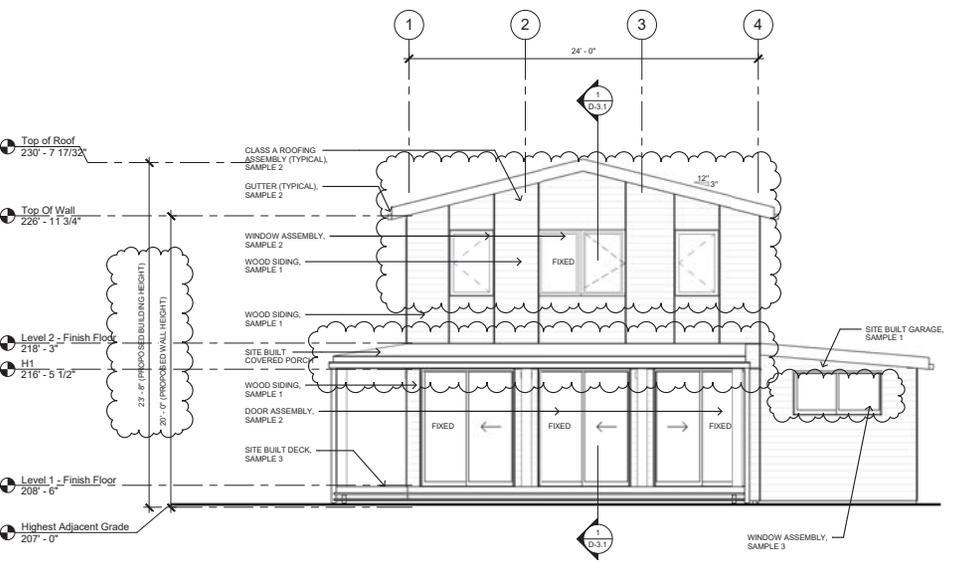
EXTERIOR DOORS AND WINDOWS:
All exterior windows and exterior glazed door assemblies comply with CBC 709A.2.1 to be constructed of multiple glazing with a minimum of one laminated pane meeting the requirements of Section 2406 Safety Glazing.
Glass Type For Windows And Sliding Windows/Doors:
Dual Pane, SunClear(MAX/Low-E) Tempered over Clear Tempered, Argon Gas Filled.
Low-E, Argon Filled, Dual-Pane Glass, Tempered



D- WEST ELEVATION
1/4" = 1'-0" 4



D- NORTH ELEVATION
1/4" = 1'-0" 2



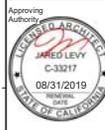
D- EAST ELEVATION
1/4" = 1'-0" 1



D- SOUTH ELEVATION
1/4" = 1'-0" 3

CONNECT 6T: MURPHY AND
BARNETSON RESIDENCE
189 Sunnyside Ave, Campbell CA 95008

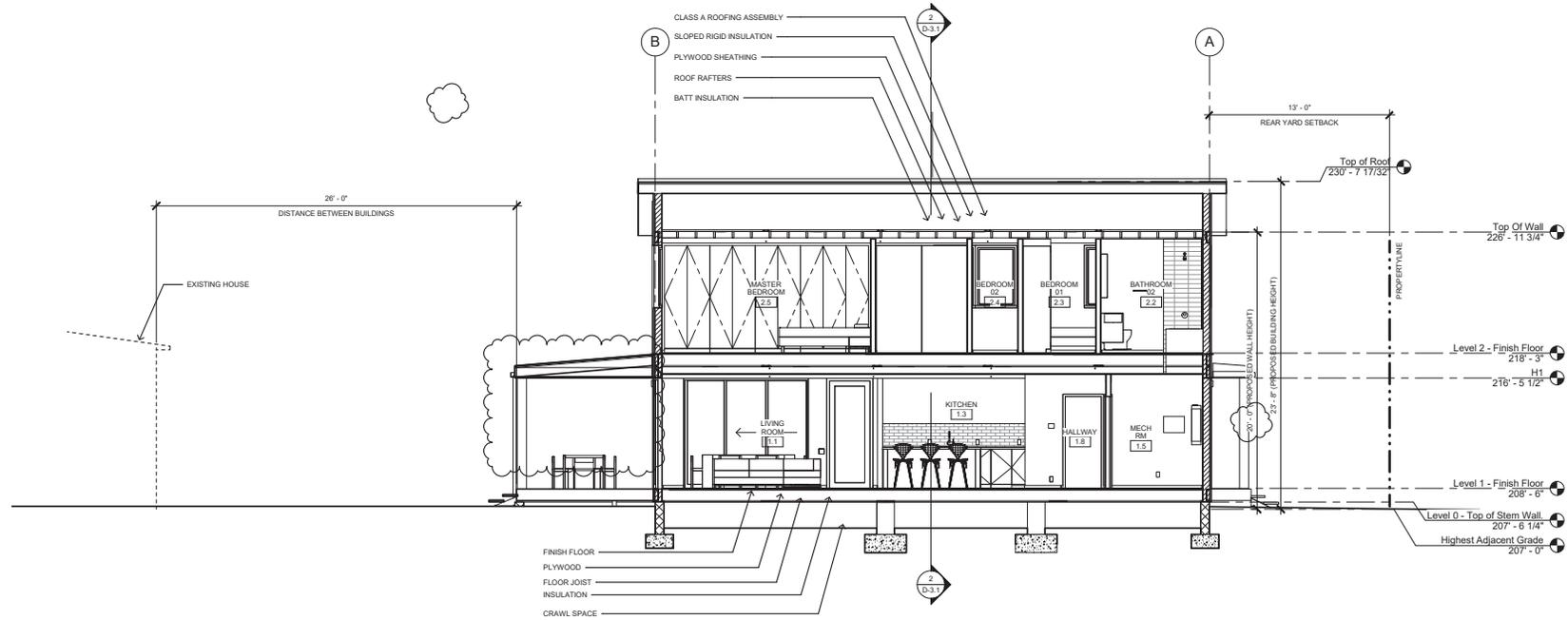
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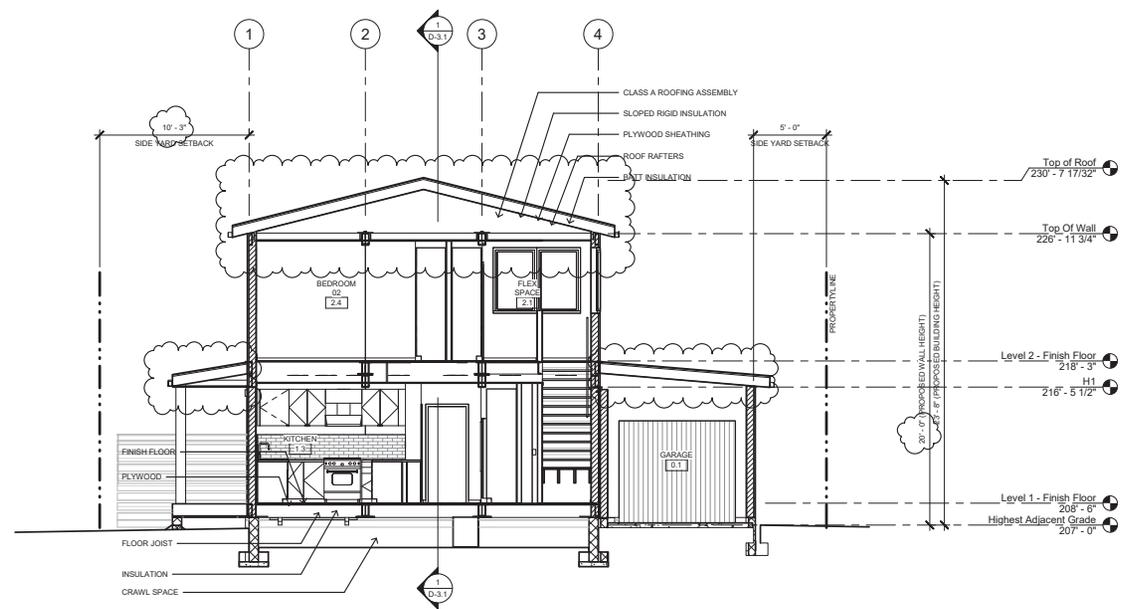
Approved:
James Levy
Architect
08/31/2019

CONNECT 6
TWO STORY
SHEET SET
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DEVELOPMENT
PERMIT
SHEET TITLE
BUILDING
ELEVATIONS

SHEET / SHEET / MODEL /
SET / NUMBER / HOME /
D-3.0



LONGITUDINAL SECTION
1/4" = 1'-0"



TRANSVERSE SECTION
1/4" = 1'-0"

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CONNECT 6T: MURPHY AND
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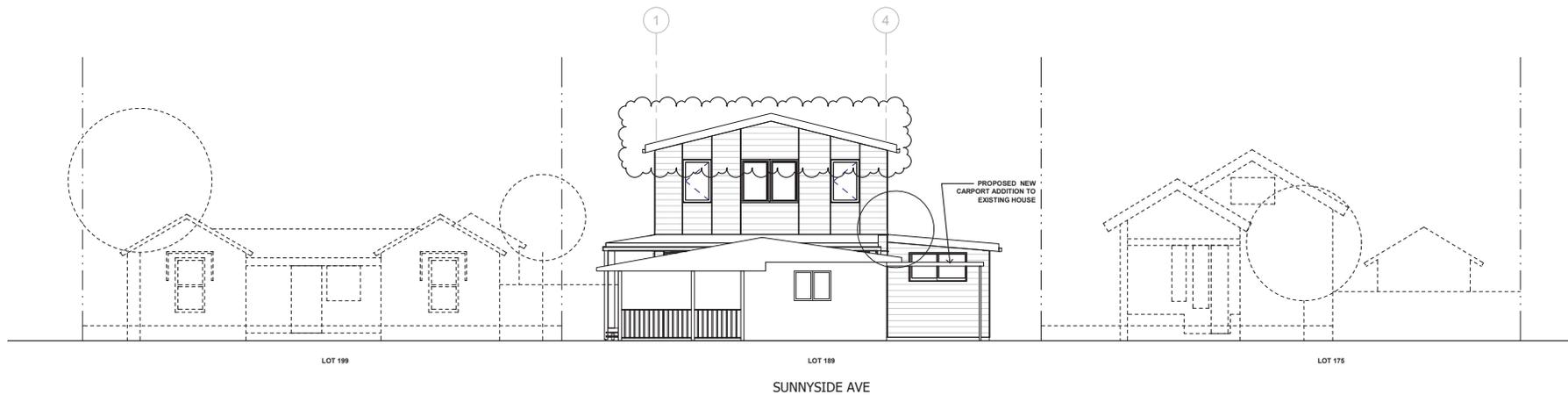
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Notwithstanding to whom these drawings are prepared, the architect shall remain responsible for the accuracy of the information provided and shall be liable to the extent of his or her professional liability insurance policy for any errors or omissions in the drawings. The architect's professional liability insurance policy shall not be construed to limit the architect's liability for any errors or omissions in the drawings. The architect's professional liability insurance policy shall not be construed to limit the architect's liability for any errors or omissions in the drawings. The architect's professional liability insurance policy shall not be construed to limit the architect's liability for any errors or omissions in the drawings.

CONNECT 6
TWO STORY
SHEET SET
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DEVELOPMENT
PERMIT
SHEET TITLE
BUILDING SECTIONS

SHEET / SHEET / MODEL
SET / NUMBER / HOME
D-3.1



LOT 199

LOT 189

LOT 176

SUNNYSIDE AVE

STREETSCAPE ELEVATION ELEVATION
3/16" = 1'-0"

1

**CONNECT 67: MURPHY AND
BARNETSON RESIDENCE**
189 Sunnyside Ave, Campbell CA 95008

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Authority



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CONNECT 6
TWO STORY

SHEET SET
PLANNED
DEVELOPMENT
PERMIT

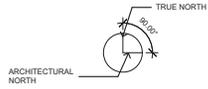
SHEET TITLE
STREETSCAPE
ELEVATION

SHEET / SHEET / MODEL
SET / NUMBER / HOME

D-3.2

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EXTERIOR LIGHTING LEGEND

HINKLEY ATLANTIS 1646SK-LED

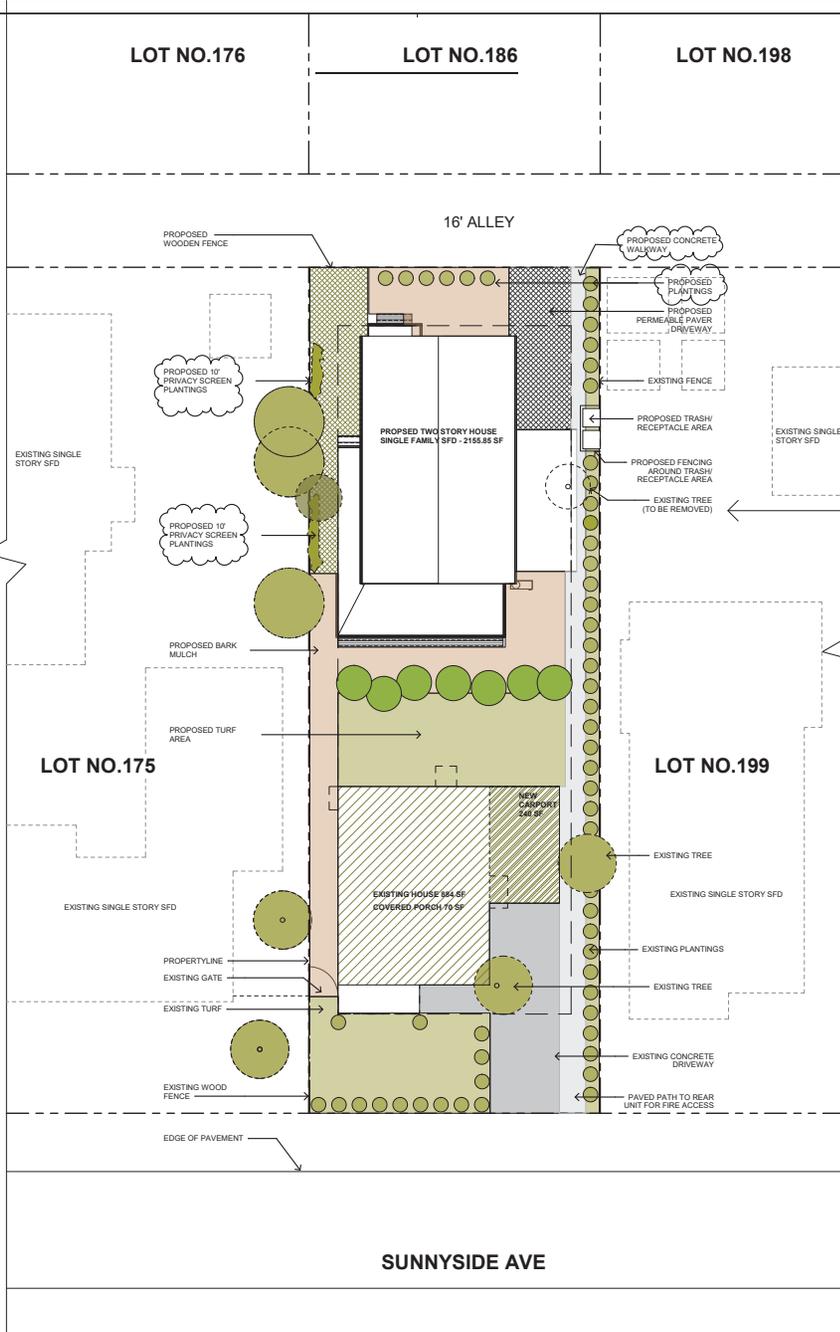
HINKLEY & R.

ATLANTIS 1646SK-LED
SATIN BLACK

MATERIAL	EXTRUDED ALUMINUM
GLASS	6 TINED GLASS LENS
WIDTH	8 1/2"
HEIGHT	8 1/2"
EXTENSION	4 1/2"
ETD	2 1/2"
BACKPLATE HEIGHT	4 1/2"
BACKPLATE WIDTH	4 1/2"
BAR	ONE 4 1/8" CO. 10W INCANDESCENT EQUIVALENT
VOLTAGE	120V
UPC	848681848687
NOTES	

DEVELOPMENT DATA	EXISTING	PROPOSED
LANDSCAPE COVERAGE	970 SF	770 SF
PERMEABLE PAVING COVERAGE	-	653 SF

NOTE: TOTAL PROPOSED LANDSCAPE AREA IS UNDER 2500 SF. NOT SUBJECT TO MWEO.



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CONNECT 6T: MURTHY AND BARNETSON RESIDENCE
 1189 Sunnyside Ave, Campbell CA 95008

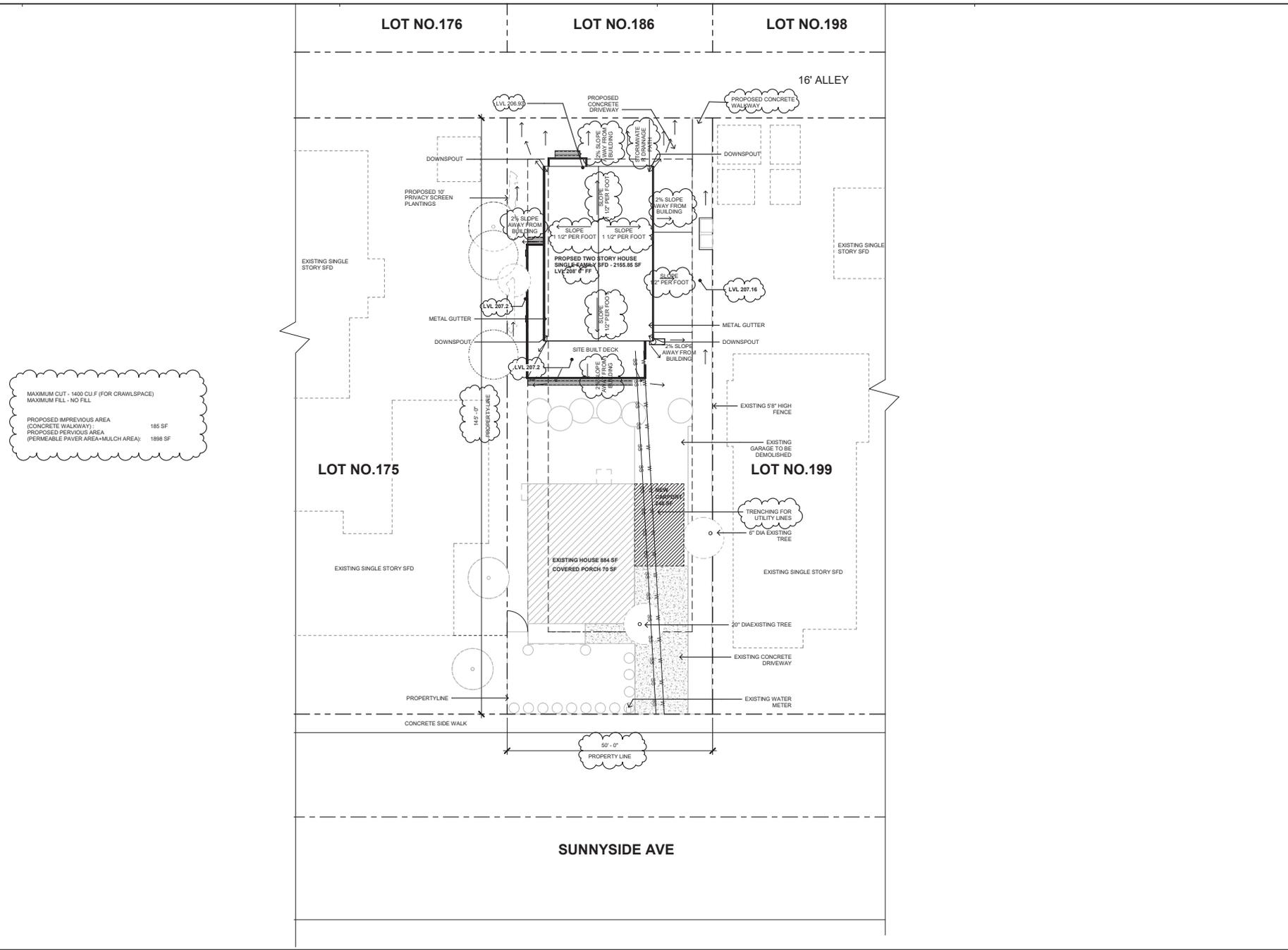
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 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2

Approving Authority

 JAMES LEVY
 C-33217
 08/31/2019

CONNECT 6 TWO STORY
 SHEET SET
 PLANNED DEVELOPMENT PERMIT
 SHEET TITLE
 CONCEPTUAL LANDSCAPE PLAN AND OUTDOOR LIGHTING
 SHEET / SHEET / MODEL SET NUMBER HOME
D-3.3

CONCEPTUAL LANDSCAPE PLAN 1" = 10'-0" 1



MAXIMUM CUT - 1400 CU.F. (FOR CRAWLSPACE)
 MAXIMUM FILL - NO FILL

PROPOSED IMPERVIOUS AREA
 (CONCRETE WALKWAY): 185 SF
 PROPOSED PERVIOUS AREA
 (PERMEABLE PAVEMENT AREA-MULCH AREA): 1898 SF

LOT NO.176

LOT NO.186

LOT NO.198

16' ALLEY

LOT NO.175

LOT NO.199

SUNNYSIDE AVE



**CONNECT 6T: MURPHY AND
 BARNETSON RESIDENCE**
 189 Sunnyvale Ave, Campbell CA 95008

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Architectural
 Authority

Architect
 JAMES LEVVIS
 C-33217
 08/31/2019
 STATE OF CALIFORNIA

Architectural
 Authority

Architectural
 Authority

CONNECT 6
 TWO STORY

SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT

SHEET TITLE
 PERSPECTIVES

SHEET / SHEET / MODEL
 SET / NUMBER / HOME

D-4.0

**CONNECT 6T: MURPHY AND
 BARNETSON RESIDENCE**
 189 Sunnyside Ave, Campbell, CA 95008

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**CONNECT 6
 TWO STORY**
 SHEET SET
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 DEVELOPMENT
 PERMIT
 SHEET TITLE
 PERSPECTIVES

SHEET / SHEET / MODEL /
 SET / NUMBER / HOME /
D-4.1



VIEW FROM SUNNYSIDE AVE
 NO SCALE



As the Designer, I warrant that the design, drawings and specifications comply with the applicable codes and standards, and that I am duly licensed to practice in the State of California. I warrant that the design, drawings and specifications are the work of me or my employees, agents or consultants, and that I am not providing any design, drawings or specifications for which I am not duly licensed. I warrant that the design, drawings and specifications are not a violation of any applicable laws, rules or regulations. I warrant that the design, drawings and specifications are not a violation of any applicable laws, rules or regulations. I warrant that the design, drawings and specifications are not a violation of any applicable laws, rules or regulations.

**CONNECT 6
 TWO STORY**
 SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT
 SHEET TITLE
 NEIGHBORHOOD
 STUDY

SHEET, SHEET / MODEL,
 SET, NUMBER, HOME

D-5.0



190 - 188 SUNNYSIDE AVE 3



199 SUNNYSIDE AVE 2



175 SUNNYSIDE AVE 1



224 E RINCON AVE 6



220 S 1ST STREET 5



202 SUNNYSIDE AVE 4



300 RAILWAY AVE 7



189 SUNNYSIDE AVE - EXISTING HOUSE 1



189 SUNNYSIDE AVE - REAR SIDE FOR PROPOSED DEVELOPMENT 2



REAR SIDE FROM 16' ALLEY 3



189 SUNNYSIDE AVE - EXISTING HOUSE 5



16' ALLEY 4

CONNECT 6T: MURTHY AND BARNETSON RESIDENCE
 189 Sunnyside Ave, Campbell, CA 95008

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 05.17.2019, Rev 2

Approving Authority



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**CONNECT 6
 TWO STORY**
 SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT
 SHEET TITLE
 SITE PHOTOGRAPHS

SHEET / SHEET / MODEL
 SET / NUMBER / HOME

D-5.1

STAFF: Ralu Vasiliu Sanchez, Matthew Williams

Family Ties

In Santa Monica, a couple go all in on a prefab home that's flexible and accessible and unabashedly part of their neighborhood.



Interior design and architecture: Connect 10 was designed by the firm of Jay Levitt and Amy Davidson, who were awarded the commission by the owners of Connect 10 through a design competition. The house is a two-story, modern-style home with a mix of materials and finishes.



It's not just the design, it's the location. The house is in a great neighborhood with a mix of styles and finishes. The owners are looking for a house that is flexible and accessible and unabashedly part of their neighborhood.



Since launching their Los Angeles-based general contracting business, David Levy and Gordon Hunt have worked with scores of modern design teams to build their dream homes. But when they received a very brief prospectus from a client with concept drawings, they knew they had to look at it. They had never before been asked to build a house that was so flexible and accessible and unabashedly part of their neighborhood.

The couple—flexible rights attorney and general health advocate TJ Hill and Emmy-winning production designer Jay Davidson—had already done their homework. They'd done a lot of research on the house that day's work, says TJ, who also lives in the City of Santa Monica's Sustainable Community. "These features are highlighted every day when you have a child and you're just trying to get a handle on it and so."



For the most part, the couple chose a design that was modern and accessible. They wanted a house that was flexible and accessible and unabashedly part of their neighborhood.



"We always knew we wanted to do a house that was flexible and accessible and unabashedly part of their neighborhood. It's not just the design, it's the location. The house is in a great neighborhood with a mix of styles and finishes. The owners are looking for a house that is flexible and accessible and unabashedly part of their neighborhood."



Melissa, who has cerebral palsy and uses a wheelchair, when she visited from Florida. Things reached a breaking point when the couple's financial expert told them they had to build a house that was flexible and accessible and unabashedly part of their neighborhood. "These features are highlighted every day when you have a child and you're just trying to get a handle on it and so."



In the living room, a large window provides a view of the outdoors. The house is designed to be flexible and accessible and unabashedly part of their neighborhood.



Architectural drawing showing the layout of the house. The house is designed to be flexible and accessible and unabashedly part of their neighborhood.



The house is designed to be flexible and accessible and unabashedly part of their neighborhood. The owners are looking for a house that is flexible and accessible and unabashedly part of their neighborhood.

128 JULY/AUGUST 2017 \$240K

130 JULY/AUGUST 2017 \$240K

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VIEW THROUGH CONNECT 10 2



DOUBLE HEIGHT SPACE IN CONNECT 10 3



LIVING ROOM/DINING ROOM IN CONNECT 10 4



CONNECT 10 FROM REAR OF HOUSE 5



1ST CONNECT HOME ON COVER OF DWELL 6



CONNECT 5 IN MENDOCINO 7



DWELL COVER 2012 8



UPCOMING CONNECT 8 IN PALO ALTO 9



UPCOMING CONNECT 4 PROJECT IN SANTA YNEZ 10

CONNECT 6
TWO STORY
SHEET SET
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SHEET TITLE
SAMPLE PROJECTS
SHEET / SHEET / MODEL SET / NUMBER / HOME
D-5.2

